

Prepared by the Engineering Review Division Public Works Department



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#### **Executive Summary**

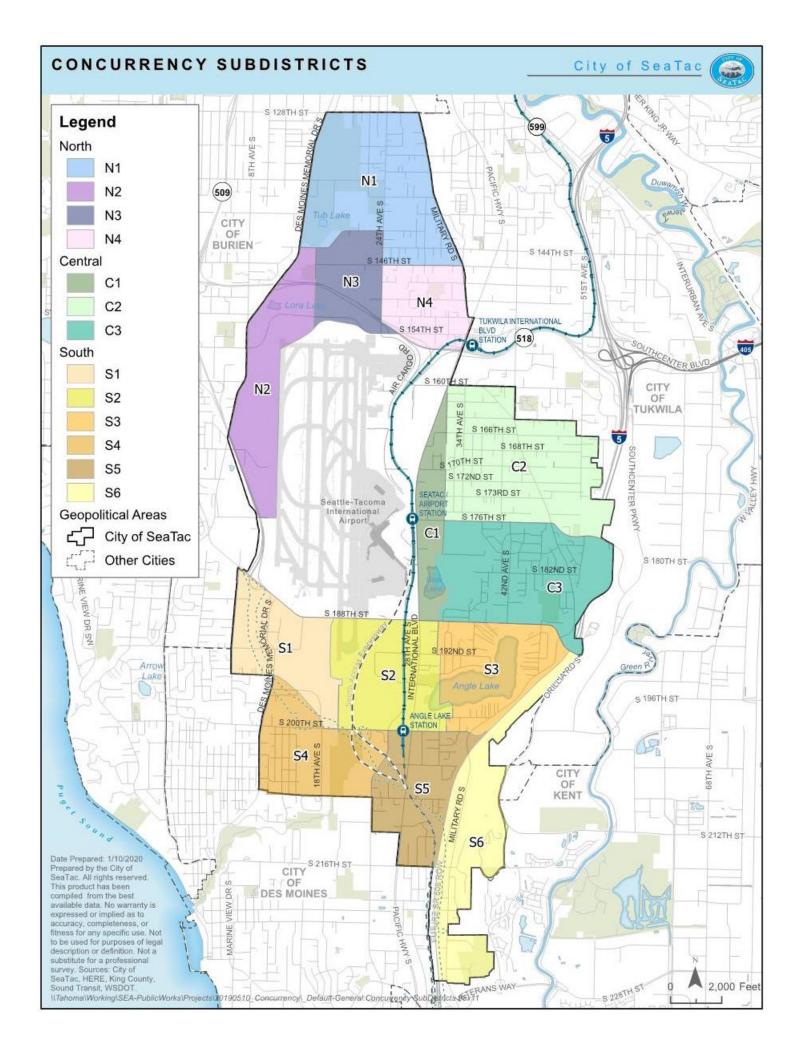
Under the State of Washington's Growth Management Act (GMA), adopted in 1990, local jurisdictions like the City of SeaTac may define level of service (LOS) standards and create a program to apply transportation concurrency through the Concurrency Program Guidelines, Transportation Master Plan, and other growth management strategies. Concurrency is a tool that tracks capacity of roadways to ensure that investment in transportation infrastructure is made as growth occurs. This Concurrency Report details the changes in the City of SeaTac's arterial roads between May 2020 and May 2021. Where possible, this report additionally identifies strategies that may be implemented by either the Public Works Department or neighboring jurisdictions, including the Washington State Department of Transportation (WSDOT), to address any anticipated concurrency issues.

## **Review of Concurrency**

In compliance with the GMA and the Concurrency Program Guidelines, this report is required to track new developments, and determine whether or not capacity exists (and is likely to continue to exist within the next six years) on arterials when a proposed development adds its new trips to the road system. 17 arterial corridors were identified in the formation of the Concurrency program, split into Concurrency Subdistricts as shown on the next page, and available trips in each district were calculated. When new projects are proposed, the number of commute trips during the PM peak hour are projected, existing sources of commute trips being demolished are subtracted, and a running tally is kept of the remaining trips, determining whether there are available trips for the proposed projects (whether Concurrency is passing). This determination is based on a Concurrency register created by Transpo Group and updated by the Engineering Review Division when a project submits a Concurrency Application or Traffic Impact Analysis. In general, the review follows the process outlined below, with an application reviewed by City staff for accuracy of trip generation, and evaluated using the Concurrency Register which checks whether the City's LOS standard is being maintained. There have not been any failed evaluations at this time, but if there were, that would trigger requirements for mitigation.

## **Application and Concurrency Process**





# List of Developments with Concurrency Certificates and Statuses

In order to monitor the adequacy of the travel speeds in the City of SeaTac's designated concurrency corridor, the City of SeaTac's Engineering Review Division conducts concurrency reviews of all proposed development and redevelopment projects. These reviews are conducted in the order in which Concurrency Applications are received, and using the Concurrency Trip Register, all prior approved projects are accounted for in concurrency applications.

The following developments have received concurrency certificates between May 2020 to May 2021. Temporary concurrency is granted on receipt of a Concurrency application and verification in the Concurrency Register that there are sufficient trips to allow for the development to proceed. Final concurrency is confirmed with the payment of the Transportation Impact Fee and start of construction.

<b>Project Description</b>	Total Trips	Address	Concurrency Type
Staybridge Even Hotel	164	20045 International Blvd	Temporary
Victoria Townhomes	66	2805 S. 152nd St	Temporary
Mayer Court	46	15039 Military Rd S	Temporary
76 Rebuild	120	16850 International Blvd	Temporary
GMC TIME Apts	128	19825 International Blvd	Final
Maywood Elementary	62	1410 S 200th St	Temporary
School			
2929 Multifamily	48	2929 S 200th ST	Temporary
SeaTac Airport Hotel &	167	2423 S 132nd St	Temporary
Apartments			
Park n Jet Lot	8	18432 8th Ave S	Temporary
Lakhi Short Plat	2	3465 S 162nd St	Temporary
Chang Short Plat	1	4502 S 166th St	Temporary
Trinh Short Plat	1	4502 S 166th St	Temporary
Summit Service Station	108	19039 International Blvd	Temporary

## **Updated Travel Speeds**

Due to the Pandemic impacting traffic and related travel speeds, and the unknown longevity and extent of these changes, the City of SeaTac chose not to update travel speeds as part of the annual concurrency report this year.

#### Roadway Projects Completed

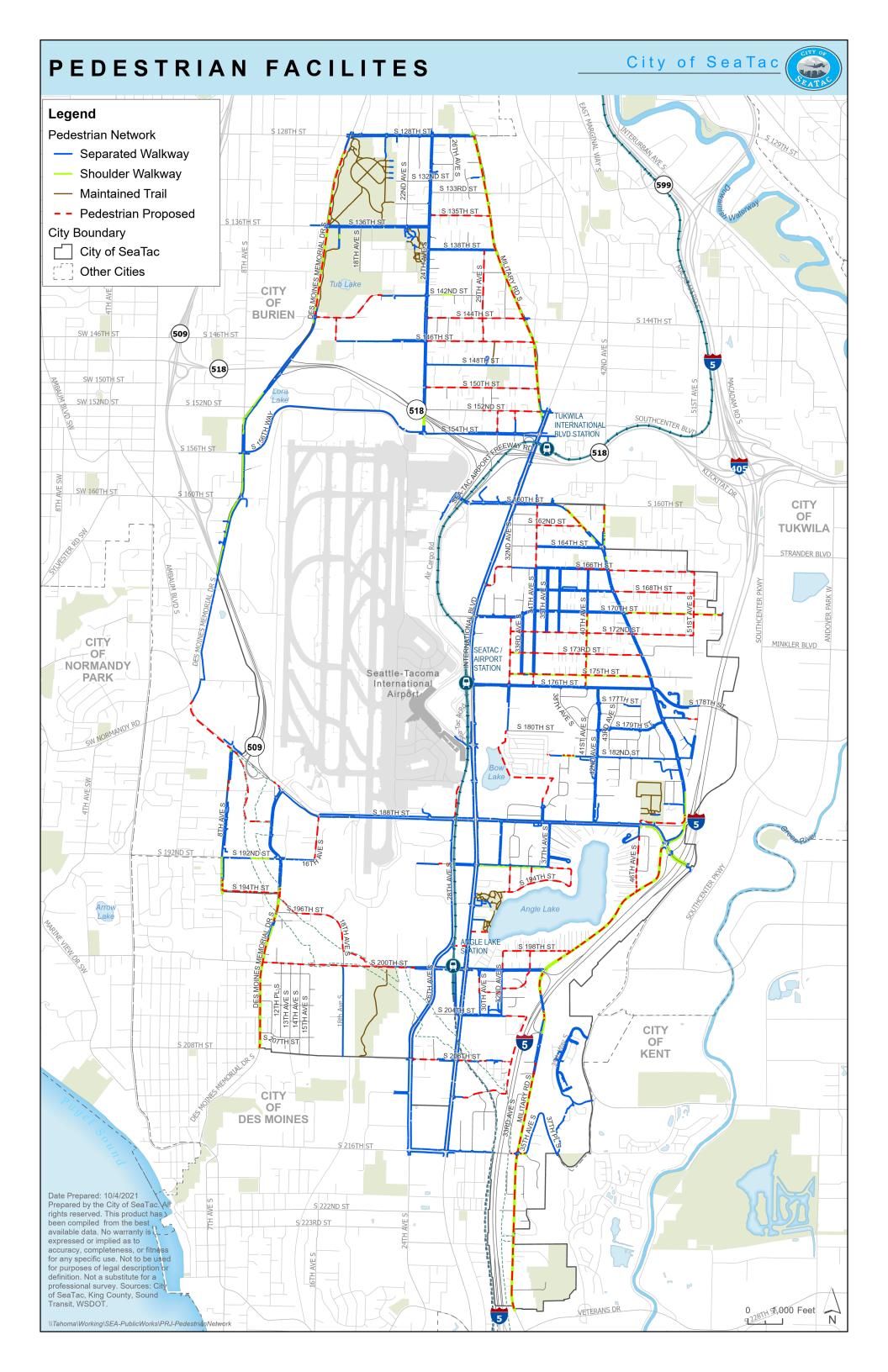
Completing roadway projects adds capacity to the road network. The following projects have been completed between May 2020 and May 2021:

Project Name	Description	Photo(s)
ST-065: Des Moines Memorial Drive & South 200th Street Intersection Improvements Project	Widen to provide left turn lanes on all legs, and right turn lane on east leg. Construct traffic signal (when warranted) and channelization improvements. The improvements would be done in partnership with Des Moines.	
ST-125: Military Road South - South 152nd to 150th Street	Widen existing roadway, construct sidewalks, pavement overlay, street lighting, undergrounding of aerial utilities, landscaping, and storm drainage. Provided access and circulation improvements. Construct right turn lane on S 152nd St from Military Rd to International Blvd. These improvements support redevelopment of the S 154th St Station Area and facilities potential Military Rd closure between S 152nd St and International Blvd.	

These projects will be accounted for in the next Concurrency Register Update and are currently incorporated into the Concurrency Register as projected "Trip Credits from Multimodal Network Buildout".

## Non-Motorized Projects Completed

In addition to the roadway projects above, all of which included non-motorized components, more than twenty private projects that included frontage improvements with pedestrian and bicycle features were completed in 2021. The City is also seeing major transit-oriented residential development like GMC and Polaris Apartments, which also supplements the non-vehicular connectivity in the City. This has added to the overall pedestrian network in the City of SeaTac, which is summarized in the map on the following page.



Current Concurrency Register												
The current Concurrency Register is as follows:												

																	Register	Balance																
City of SeaTac Concurrency Register	1- S :	128th St	2-Des M	oines M Dr	3-Mili	itary Rd S	4-51	.54th St	5- S 1	.44th St	6- S :	L52nd St	7 - Inter	rnational Blvd	8 - Mil	litary Rd S	_	76th St		170th St	11 - 34t	h Ave S	12 - S	188th St	13 - Des N	Moines M Dr	14 - 24	/26/28 Ave S	15 -Intern	ational Blvd	16 - Mil	tary Rd S	17 - S 20	JOth St
	DMM Di	to Military	128th	to 160th	152nd	d to 188th	DMM	Dr to IB	24th to I	Military Rd	24th to	Military Rd	154t	th to 188th	IB to	o 188th	IB to M	ilitary Rd	IB to Mi	ilitary Rd	160th to	o 176th	I5 NB Ram	p to DMM Dr	188th	to 208th	188	th to 208th	188th	to 216th	188th	o 228th	DMM Dr to I	Military Rd
Annual Concurrency Report Results and Background Traffic	EB	WB	NB	SB	NB	SB	EB	WB	EB	WB	EB	WB	NB	SB	NB	SB	EB	WB	EB	WB	NB	SB	EB	WB	NB	SB	NB	SB	NB	SB	NB	SB	EB	WB
LOS Standard (mph)	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	9	9	7.5	7.5	12	12	10.5	10.5	9	9	9	9	9	9	10.5	10.5	10.5	10.5	10.5	10.5	12	12	10.5	10.5	10.5	10.5
Field Measured Travel Speed	21.5	24.8	28.4	25.8	24.7	24.1	27.6	26.6	19.1	18.4	16.8	16.8	20.3	22.2	23.5	22.1	22.3	22	16.8	15.5			25.9	31.6	27.3	22.7	21.6	31.3	23.2	22.2	23.9	23.9	14.9	21.3
Year of Annual Traffic Counts and Last Rest of Register for Corridor	2019	2019	2019	2019	2019	2019	2019	2019	2019	2019	2019	2019	2019	2019	2019	2019	2019	2019	2019	2019	2019	2019	2019	2019	2019	2019	2019	2019	2019	2019	2019	2019	2019	2019
Annual Concurrency Study Register Estimated Corridor Trips Available Before Reaching Standard	154	1097	395	620	589	443	528	992	382	325	170	219	988	512	333	178	417	610	605	461	600	590	540	374	689	535	1590	1165	785	746	335	276	218	291
Corridor Growth for Background Traffic (trips per year)																				•														
Number of Years for Background Traffic (include years since last count speed studies and extend to one year beyond current year	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Beginning Balance Calculated From Annual Concurrency Study	154	1097	395	620	589	443	528	992	382	325	170	219	988	512	333	178	417	610	605	461	600	590	540	374	689	535	1590	1165	785	746	335	276	218	291
Background Traffic Growth Reduction (not associated with specific SeaTac concurrency evaluations	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Adjustments for Previously Approved Developments Prior to Concurrency Progra	ım	•		•		•	•	•		•	•	•		·	•	•	•	•		•				•	•	•		•		•		•	•	
All Previously Approved Development in Pipeline	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Register Balance Forward Beginning Balance less Previously Approved and Background Growth	154	1,097	395	620	589	443	528	992	382	325	170	219	988	512	333	178	417	610	605	461	600	590	540	374	689	535	1,590	1,165	785	746	335	276	218	291
Total Pipeline Development Trips in Concurrency Register	2	2	1	1	5	5	8	8	1	1	6	6	52	52	7	7	17	17	2	2	1	1	43	43	14	14	26	26	51	51	12	12	32	32
Commerical Development Trips	1	1	1	1	2	2	3	3	0	0	2	2	28	28	3	3	11	11	1	1	1	1	14	14	11	11	5	5	24	24	6	6	17	17
Residential Development Trips	1	1	1	1	3	3	5	5	1	1	4	4	24	24	3	3	7	7	1	1	1	1	30	30	3	3	21	21	27	27	6	6	14	14
	=													•	-										-									
Trip Credits from Multimodal Network Buildout	24	24	15	15	40	40	26	26	30	30	99	99	92	92	170	170	160	160	97	97	80	80	103	103	0	0	161	161	171	171	128	128	174	174
Pedestrian	21	21	13	13	36	36	24	24	27	27	89	89	86	86	160	160	151	151	92	92	75	75	99	99	0	0	154	154	164	164	123	123	167	167
Bicycle	3	3	2	2	4	4	3	3	3	3	10	10	6	6	10	10	9	9	6	6	5	5	4	4	0	0	7	7	7	7	5	5	7	7
Concurrency Balance - Green greater than 50 trips remaining - Yellow = 0-50 trips remaining - Red = below standard	176	1,119	409	634	624	478	546	1,010	410	353	263	312	1,028	552	496	341	559	752	700	556	678	668	599	433	675	521	1,725	1,300	905	866	450	391	360	433

**North Districts Central Districts** Southern Districts

EXEMPT For tracking purposes only

EXEMPT For tracking purposes only

Concurrency is PASSING

# **Summary and Conclusions**

Overall, concurrency is passing, and projects continue to keep pace with trip growth from development. Greater than 50 trips remain on all arterials, and no concurrency sub-districts are at risk. S 128<sup>th</sup> St from Des Moines Memorial Drive to Military Rd S has the fewest trips remaining, at 176, and based on the Concurrency, may be recommended as a priority for projects when the next round of the Transportation Improvement Program is drafted.

Appendix 1: Current SeaTac Concurrency Impact Estimator Workbook

#### City of SeaTac Concurrency Trip Calculator 9/24/2021

Using the Concurrency Trip Calculator

1 Enter Project Information

2 Choose drop-down item

3 Enter custom land use if unspecified use

4 Enter values
5 Final Results - See *Concurrency Register* Tab

4 Enter values 5 Final Results - See <i>Concurrency Register</i> Tab									1- S 128th	2-Des Moines M I	Or 3-Military R	kd S 4 - S 15	54th St 5- S 114th	ı St	6- S 152nd St	7 - International Blvd	8 - Military Rd S	9 - S 176th St	10 - S	170th St	11 - 34th Ave S	12 - S 188th St	13 - Des Moines M	I Dr 14 - 2	24/26/28 Ave S	15 -International Blvd	16 - Military R	Rd S	17 - S 200th St
, •										y 128th to 160th			or to IB 24th to Milita		24th to Military Rd	154th to 188th	IB to 188th	IB to Military Rd	IB to M	lilitary Rd	160th to 176th	I5 NB Ramp to DMM	Or 188th to 208th	18	8th to 208th	188th to 216th	188th to 228	∠8th DN	MM Dr to Military Rd
Application	Concurrency					Net	New Trip Total			, I				, .						1					1				. , .
	Number	File Number Address District Land Use Ca	ory Land Use	Custom Land Use	Quantity Units	Trip Rate	Rate Trips	Concurrency Type	EB WB	NB SB	NB	SB EB	WB EB	WB	EB WB	NB SB	NB SB	EB WB	EB	WB	NB SB	EB WB	NB SI	B NB	SB	NB SB	NB	SB E	EB WB
1 6/5/2020 Staybridge Even Hotel	1	SPR20-0002 0045 International Blv S5 Business & C	nmercial 310_Hotel		255 Room	0.60	0.60 153	Temporary	0 0	0 0	0	0 0	0 0	0	0 0	3 3	1 1	0 0	0	0	0 0	4 4	0 0	3	3	11 11	4	4	7 7
2 6/5/2020 Staybridge Even Hotel	1	SPR20-0002 0045 International Blv S5 Business & C	nmercial 931_Quality Restaurant		2.5 1,000 sf GFA	7.80	4.37 11	Temporary	0 0	0 0	0	0 0	0 0	0	0 0	0 0	0 0	0 0	0	0	0 0	0 0	0 0	0	0	1 1	0	0	1 1
3 7/1/2019 Victoria Townhomes	2	SPR19-0003 2805 S. 152nd St N4 Residential	220_Multifamily housing (low-rise)		9 Dwelling Unit	7.32	7.32 66	Temporary	0 0	0 0	1	1 3	3 0	0	2 2	2 2	1 1	0 0	0	0	0 0	0 0	0 0	0	0	1 1	0	0 (	0 0
4 10/23/2020 Mayer Court	3	SPR20-0003 15039 Military Rd S N4 Residential	221_Multifamily housing (mid-rise)		87 Dwelling Unit	0.44	0.44 38	Temporary	0 0	0 0	1	1 2	2 0	0	1 1	1 1	0 0	0 0	0	0	0 0	0 0	0 0	0	0	0 0	0	0	0 0
5 10/23/2020 Mayer Court	3	SPR20-0003 15039 Military Rd S N4 Business & C	nmercial 820_Shopping Center		3.575 1,000 sf GLA	19.10	12.60 45	Temporary	0 0	0 0	1	1 2	2 0	0	2 2	2 2	0 0	0 0	0	0	0 0	0 0	0 0	0	0	0 0	0	0	0 0
6 10/29/2020 76 Rebuild	4	SPR20-0004 5850 International Blv C1 Unspecified			2.415 1000 SF GFA	88.35	88.35 213	Temporary	0 0	0 0	1	1 1	1 0	0	0 0	22 22	2 2	11 11	1	1	0 0	7 7	1 1	. 0	0	10 10	0	0	1 1
7 10/29/2020 76 Rebuild	4	SPR20-0004 5850 International Blv C1 Unspecified	e Enter Custom Land Use>		0.903 1000 SF GFA	14.20	14.20 13	Temporary	0 0	0 0	0	0 0	0 0	0	0 0	1 1	0 0	1 1	0	0	0 0	0 0	0 0	0	0	1 1	0	0	0 0
8 10/29/2020 76 Rebuild	4	SPR20-0004 5850 International Blv C1 Unspecified	e Enter Custom Land Use>		-1.103 1000 SF GFA	88.35	88.35 -97	Temporary	0 0	0 0	0	0 -1	-1 0	0	0 0	-10 -10	-1 -1	-5 -5	0	0	0 0	-3 -3	0 0	0	0	-5 -5	0	0	-1 -1
9 10/29/2020 76 Rebuild	4	SPR20-0004 5850 International Blv C1 Unspecified	e Enter Custom Land Use>		-0.633 1000 SF GFA	14.20	14.20 -9	Temporary	0 0	0 0	0	0 0	0 0	0	0 0	-1 -1	0 0	0 0	0	0	0 0	0 0	0 0	0	0	0 0	0	0	0 0
10 THIS ROW DOESN'T WORK								Temporary																					
11 1/19/2021 GMC TIME Apts	6	SPR20-0001 19825 IB S2 Residential	221_Multifamily housing (mid-rise)		289 Dwelling Unit	0.44	0.44 127	Temporary	0 0	0 0	0	0 0	0 0	0	0 0	4 4	0 0	1 1	0	0	0 0	12 12	1 1	. 9	9	6 6	1	1	3 3
12 1/19/2021 GMC TIME Apts	6	SPR20-0001 19825 IB S2 Business & C	nmercial 820_Shopping Center		2.635 1,000 sf GLA	21.12	3.81 10	Temporary	0 0	0 0	0	0 0	0 0	0	0 0	0 0	0 0	0 0	0	0	0 0	1 1	0 0	) 1	1	0 0	0	0	0 0
13 1/19/2021 GMC TIME Apts	6	SPR20-0001 19825 IB S2 Industrial	151_Mini-Warehouse		-52.125 1,000 sf GFA	0.17	0.17 -9	Temporary	0 0	0 0	0	0 0	0 0	0	0 0	0 0	0 0	0 0	0	0	0 0	-1 -1	0 0	-1	-1	0 0	0	0	0 0
14 2/24/2021 Maywood Elementary School	7	PRE20-0022 1410 S 200th St S4 Industrial	150_Warehousing		310000 1,000 sf GFA	0.19	0.19 62	Temporary	0 0	0 0	0	0 0	0 0	0	0 0	1 1	0 0	0 0	0	0	0 0	2 2	10 1	0 1	1	1 1	1	1	8 8
15 3/2/2021 2929 Multifamily	8	SPR21-0001 2929 S. 200th ST S5 Residential	221_Multifamily housing (mid-rise)		108 Dwelling Unit	0.44	0.44 48	Temporary	0 0	0 0	0	0 0	0 0	0	0 0	1 1	0 0	0 0	0	0	0 0	1 1	0 0	) 1	1	4 4	1	1	2 2
16 3/12/2021 SeaTac Airport Hotel & Apartments	9	SPR21-0002 2423 S 132nd St C1 Residential	221_Multifamily housing (mid-rise)		182 Dwelling Unit	0.44	0.44 80	Temporary	0 0	0 0	0	0 1	1 0	0	0 0	8 8	1 1	4 4	0	0	0 0	2 2	0 0	0	0	4 4	0	0	0 0
17 3/12/2021 SeaTac Airport Hotel & Apartments	9	SPR21-0002 2423 S 132nd St C1 Business & C			198 Room	0.60	0.60 119	Temporary	0 0	0 0	0	0 1	1 0	0	0 0	12 12	1 1	6 6	0	0	0 0	4 4	0 0	0	0	6 6	0	0	1 1
18 3/12/2021 SeaTac Airport Hotel & Apartments	9	SPR21-0002 2423 S 132nd St C1 Business & C	nmercial 320_Motel		-56 Room	0.38	0.38 -21	Temporary	0 0	0 0	0	0 0	0 0	0	0 0	-2 -2	0 0	-1 -1	0	0	0 0	-1 -1	0 0	0	0	-1 -1	0	0 (	0 0
19 3/12/2021 SeaTac Airport Hotel & Apartments	9	SPR21-0002 2423 S 132nd St C1 Unspecified	Enter Custom Land Use>	Parking lot	-11 Trips	1.00	1.00 -11	Temporary	0 0	0 0	0	0 0	0 0	0	0 0	-1 -1	0 0	-1 -1	0	0	0 0	0 0	0 0	0	0	-1 -1	0	0 (	0 0
20 THIS ROW DOESN'T WORK									į						į					-									
21 3/24/2021 Park n Jet Parking Lot	10	SPR19-0006 18432 8th Ave S S1 Residential	210_Single-Family Detached Housing		2 Dwelling Unit	0.99	0.99 2	Temporary	0 0	0 0	0	0 0	0 0	0	0 0	0 0	0 0	0 0	0	0	0 0	0 0	0 0	) 0	0	0 0	0	0	0 0
22 3/24/2021 Park n Jet Parking Lot	10	SPR19-0006 18432 8th Ave S S1 Residential	210_Single-Family Detached Housing		6 Dwelling Unit		0.99 6	Temporary	0 0	0 0	0	0 0	0 0	0	0 0	0 0	0 0	0 0	0	0	0 0	1 1	0 0	) 0	0	0 0	0	0	0 0
23 THIS ROW DOESN'T WORK										İ	1	İ		1															
24 4/23/2021 SeaTac Apts	11	PRE20-0024 0406 International Blv S5 Residential	240 Mobile Home Park		-15 Dwelling Unit	0.46	0.46 -7	Temporary	0 0	0 0	0	0 0	0 0	0	0 0	0 0	0 0	0 0	0	0	0 0	0 0	0 0	) 0	0	-1 -1	0	0	0 0
25 4/23/2021 SeaTac Apts	11	PRE20-0024 0406 International Bly S5 Residential	221_Multifamily housing (mid-rise)		247 Dwelling Unit		0.44 109	Temporary	0 0	0 0	0	0 0	0 0	0	0 0	2 2	1 1	0 0	0	0	0 0	3 3	0 0	) 2	2	8 8	3	3	5 5
26 4/23/2021 Lakhi SP	12	SUB20-0009 3465 S 162nd St C2 Residential	210_Single-Family Detached Housing		2 Dwelling Unit		0.99 2	Temporary	0 0	0 0	0	0 0	0 0	0	0 0	0 0	0 0	0 0	0	0	0 0	0 0	0 0	0	0	0 0	0	0	0 0
27 5/12/2021 Chang SP	13	SUB21-0005 4502 S 166th St C2 Residential	210_Single-Family Detached Housing		1 Dwelling Unit	0.99	0.99 1	Temporary	0 0	0 0	0	0 0	0 0	0	0 0	0 0	0 0	0 0	0	0	0 0	0 0	0 0	) 0	0	0 0	0	0	0 0
28 7/26/2021 Trinh Short Plat	14	SUB20-0010 13307 24th Ave S N1 Residential	210_Single-Family Detached Housing		1 Dwelling Unit		0.99 1	Temporary	0 0	0 0	0	0 0	0 0	0	0 0	0 0	0 0	0 0	0	0	0 0	0 0	0 0	) 0	0	0 0	0	0	0 0
29 8/10/2021 Summit Service Sta	15	SPR21-0004 19039 IB S2 Residential	210_Single-Family Detached Housing		109 Dwelling Unit		0.99 108	Temporary	0 0	0 0	0	0 0	0 0	0	0 0	4 4	0 0	1 1	0	0	0 0	10 10	1 1	. 8	8	5 5	1	1	3 3
30 9/2/2021 Mayer Court	3	SPR20-0003 15039 Military Rd S N4 Residential	210_Single-Family Detached Housing		-37 Dwelling Unit		0.99	Temporary	0 0	0 0	0	0 0	0 0	0	0 0	0 0	0 0	0 0	0	0	0 0	0 0	0 0	) 0	0	0 0	0	0	0 0
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Printer: 9/24/2021 2:46 PM  $\label{lem:concurrency} G: \c\c Concurrency Impact Estimator Workbook\_2020\_06\_10$ Concurrency Applications